



***BOARD OF ADJUSTMENT  
CITY OF MIAMI SPRINGS, FLORIDA***

**Chairman Manuel Perez-Vichot  
Board member Kevin Berounsky  
Board member Ariana Fajardo**

**Vice Chairman Francisco Fernandez  
Board member Daniel Espino  
Alternate Maria Mikluscak**

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**AGENDA  
Regular Meeting  
Tuesday, September 4, 2007  
7:00 p.m.**

**1. CALL TO ORDER AND ROLL CALL**

**2. APPROVAL OF MINUTES OF REGULAR MEETING**

- A) June 4, 2007**
- B) August 29, 2007**

**3. OLD BUSINESS**

- 1) Case #35-V-07  
Sookruethai C. Delcastillo  
4441 N. W. 36th Street  
Zoning: AHMBD; Airport, Highway, Marine Business District  
Lot size: 99 ft. x 105 ft.**

Applicant is requesting a variance from Code Section 150-005 *Alcoholic beverages* (B), (D) and (F): To transfer an existing 2-COP license to the new owner of a restaurant.

#### **4. NEW BUSINESS**

- 1) Case #41-V-07**  
**Federico Fernandez**  
**901 S. Royal Poinciana Blvd.**  
**Zoning: AHMBD; Airport, Highway, Marine Business District**  
**Lot size: 52,390 sq. ft.**

Applicant is requesting a variance from Code Section 150-030 *Sign Regulations* (I) *Signs in the B-1 zoning* district: Applicant proposes to install, in addition to a wall sign that would be allowed by code, a monument sign and an additional wall sign at his business.

- 2) Case #42-V-07**  
**Angel Dovale**  
**710 Wren Ave.**  
**Zoning: R-1C; Single-Family Residential District**  
**Lot size: 67 ft. x 126 ft.**

Applicant is requesting a variance from Code Section 150-017 *Recreational vehicles* (B) *Parking and storage* (3): To maintain a boat in the side yard of his property.

- 3) Case #43-V-07**  
**Sohail Syed**  
**1031 Swan Ave.**  
**Zoning: R-1C; Single-Family Residential District**  
**Lot size: 75 ft. x 127 ft.**

Applicant is requesting a variance from Code Section 150-017 *Recreational vehicles* (B) *Parking and storage* (3): To maintain a boat in the side yard of his property.

- 4) Case #46-V-07**  
**Jeff Dunevitz and Carlos Santana**  
**1 Curtiss Parkway, #4**  
**Zoning: CBD; Central Business District**  
**Lot size: 14,570 sq. ft. total**

Applicant is requesting a variance from Code Section 150-005 *Alcoholic beverages* (B), (D) and (F): To transfer an existing 2-COP license to the new owner of a restaurant.

- 5) **Case #47-V-07**  
**Armando Garcia**  
**651 Plover Ave.**  
**Zoning: R-1B; Single-Family Residential District**  
**Lot size: 75 ft. x 127 ft.**

Applicant is requesting a variance from Code Section 150-017 *Recreational vehicles* (B) *Parking and storage* (3): To maintain a boat in the side yard of his property.

- 6) **Case #48-V-07**  
**Raul Hernandez**  
**17 Westward Drive**  
**Zoning: CBD; Central Business District**  
**Lot size: 25 ft. x 100 ft.**

Applicant is requesting a variance from Code Section 150-005 *Alcoholic beverages* (B), (D) and (F): To transfer an existing 2-COP license to the new owner of a restaurant.

- 7) **Case #49-V-07**  
**Angel M. Alvarez**  
**50 Azure Way**  
**Zoning: R-1B; Single-Family Residential District**  
**Lot size: 50 ft. x 112 ft.**

Applicant is requesting a variance from Code Section 150-042 *R-1B district* (C) *Building site area required*: To construct a gazebo in the rear yard of his property on an undersize lot.

- 8) **Case #50-V-07**  
**Evelio and Miriam Cabrera**  
**540 Hunting Lodge Drive**  
**Zoning: R-1A; Single-Family Residential District**  
**Lot size: 132.62 ft. x 280 ft.**

Applicants are requesting a variance from Code Section 150-016 *Off-street parking facilities* (G) (8) (a): To maintain an existing driveway approach in excess of 12 ft. on their lot.

- 9) **Case #51-V-07**  
**Reol Peña**  
**325 Lafayette Drive**  
**Zoning: R-1C; Single-Family Residential District**  
**Lot size: 60 ft. x 127 ft.**

Applicant is requesting the following variances from Code Section 150-043 *R-1C district*:

1. From (C) *Building site area required*: To construct an open, aluminum-roofed terrace to the rear of his home on an undersize lot.
2. From (E) *Side yard requirements*: The terrace, once constructed, will leave a new east side yard setback that is less than the required minimum of 6 ft.

- 10) **Case #54-V-07**  
**Maritza Prats**  
**193 South Drive**  
**Zoning: R-1B; Single-Family Residential District**  
**Lot size: 92 ft. x. 100 ft.**

Applicant is requesting a variance from Code Section 150-002 *Definitions (C) (65) Single-family residence*: To install a doorway to her home which will be an entrance/exit to a bedroom.

## 5. ADJOURNMENT

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The decisions of the Board of Adjustment may be appealed to the Board of Appeals pursuant to Code Section 150.113. Any person appealing any decision may need to ensure that a verbatim record is made of the proceedings, which record includes the testimony and evidence upon which the appeal is made. (F.S. 286.0105)  
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